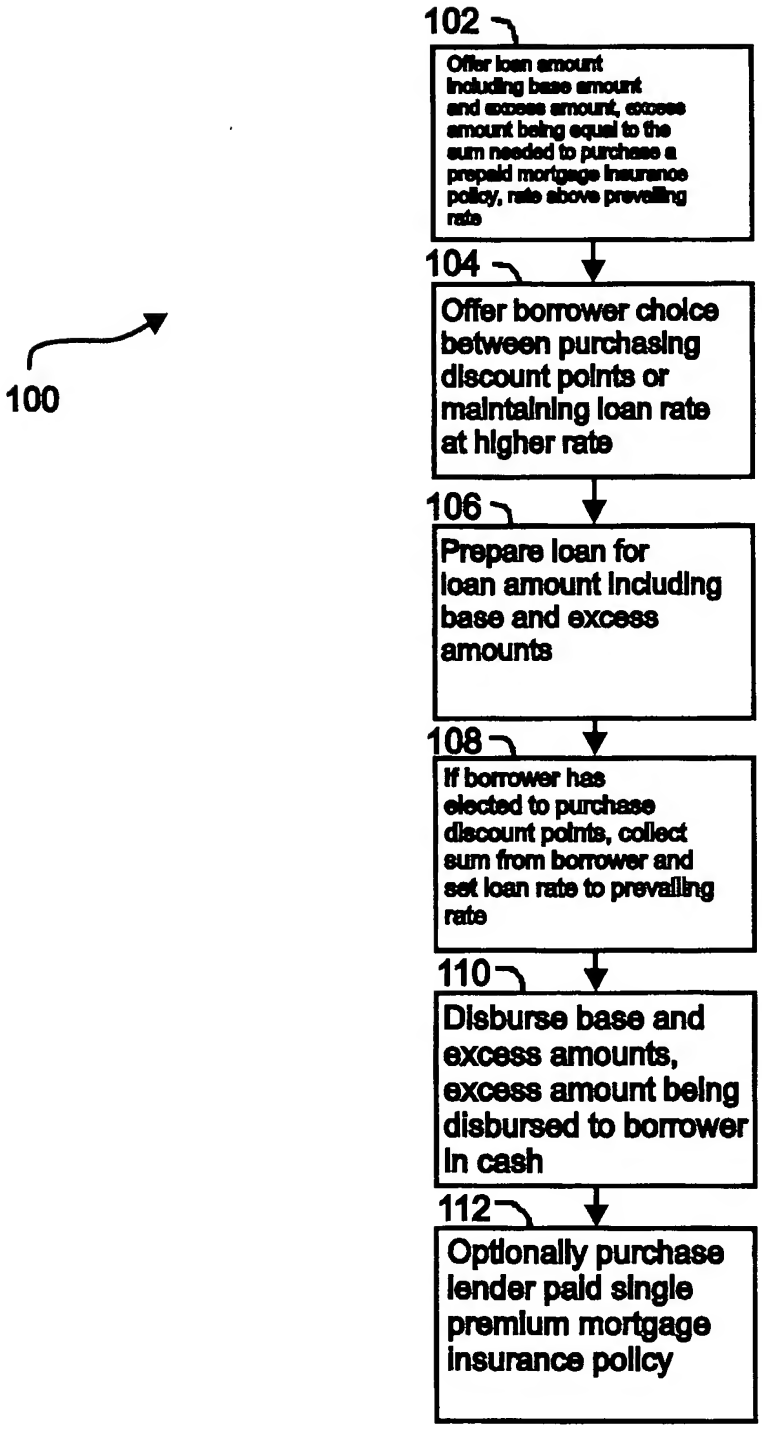
100
102
Offer loan amount including base amount and excess amount, excess amount being equal to the sum needed to purchase a prepaid mortgage insurance policy, rate above prevailing rate
104
Offer borrower choice between purchasing discount points or maintaining loan rate at higher rate
106
Prepare loan for loan amount including base and excess amounts
108
If borrower has elected to purchase discount points, collect sum from borrower and set loan rate to prevailing rate
110
Disburse base and excess amounts, excess amount being disbursed to borrower in cash
112
Optionally purchase lender paid single premium mortgage insurance policy

Fig. 1

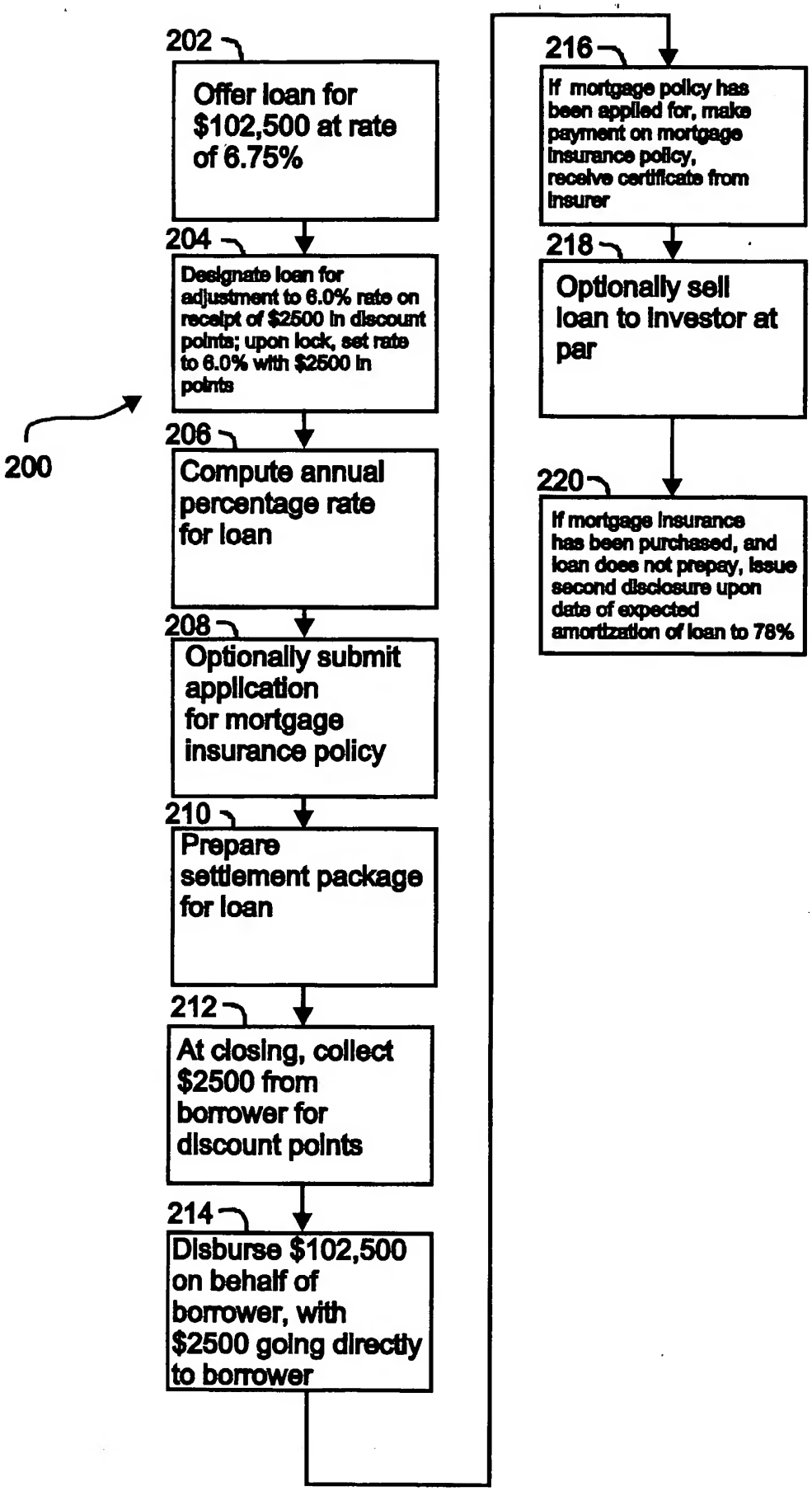
200
202
Offer loan for $102,500 at rate of 6.75%
204
Designate loan for adjustment to 6.0% rate on receipt of $2500 in discount points; upon lock, set rate to 6.0% with $2500 in points
206
Compute annual percentage rate for loan
208
Optionally submit application for mortgage insurance policy
210
Prepare settlement package for loan
212
At closing, collect $2500 from borrower for discount points
214
Disburse $102,500 on behalf of borrower, with $2500 going directly to borrower
216
If mortgage policy has been applied for, make payment on mortgage insurance policy, receive certificate from insurer
218
Optionally sell loan to investor at par
220
If mortgage insurance has been purchased, and loan does not prepay, issue second disclosure upon date of expected amortization of loan to 78%

Fig. 2

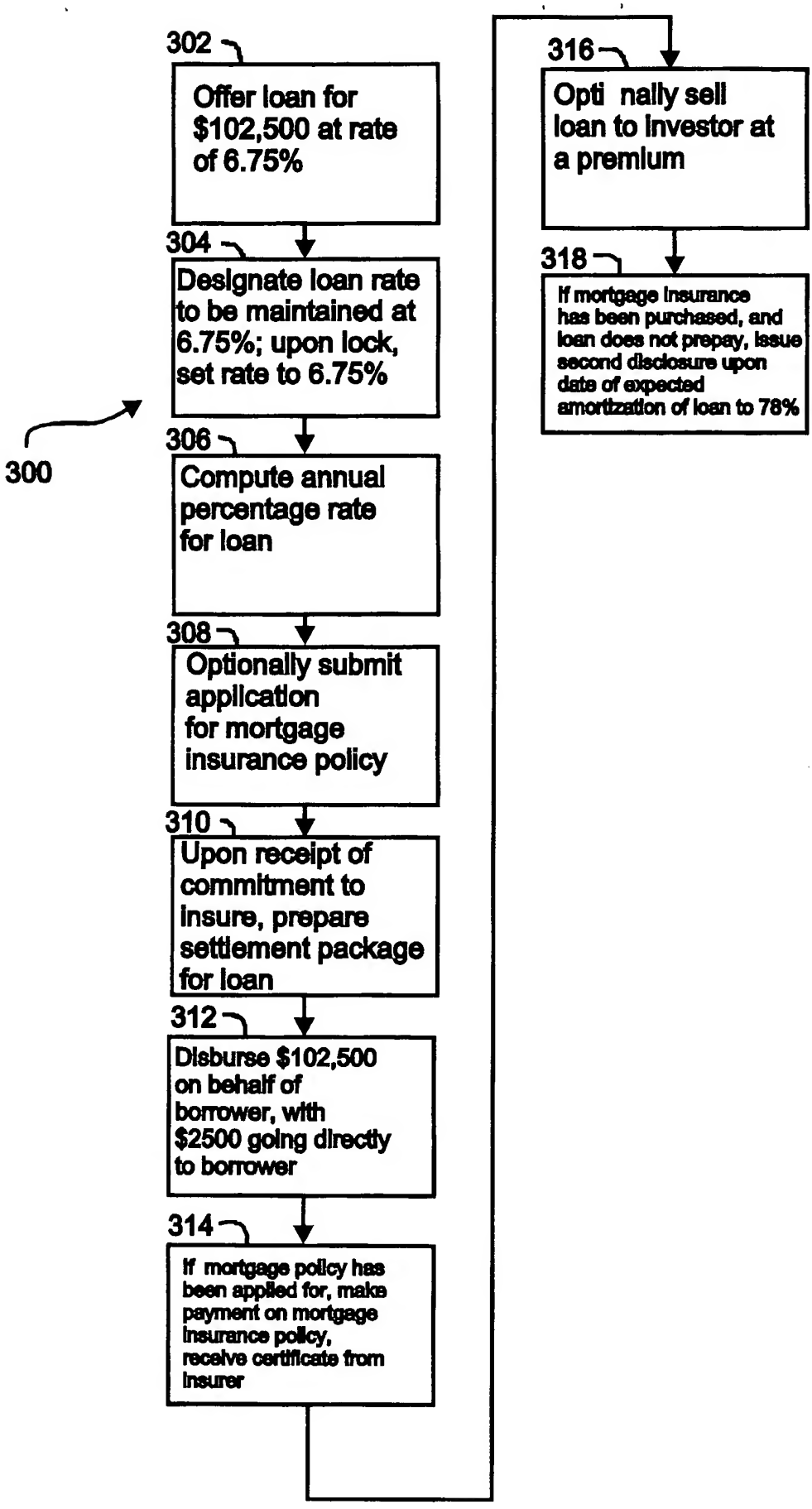
300
302
Offer loan for $102,500 at rate of 6.75%
304
Designate loan rate to be maintained at 6.75%; upon lock, set rate to 6.75%
306
Compute annual percentage rate for loan
308
Optionally submit application for mortgage insurance policy
310
Upon receipt of commitment to insure, prepare settlement package for loan
312
Disburse $102,500 on behalf of borrower, with $2500 going directly to borrower
314
If mortgage policy has been applied for, make payment on mortgage insurance policy, receive certificate from insurer
316
Opti nally sell loan to investor at a premium
318
If mortgage insurance has been purchased, and loan does not prepay, issue second disclosure upon date of expected amortization of loan to 78%

Fig. 3

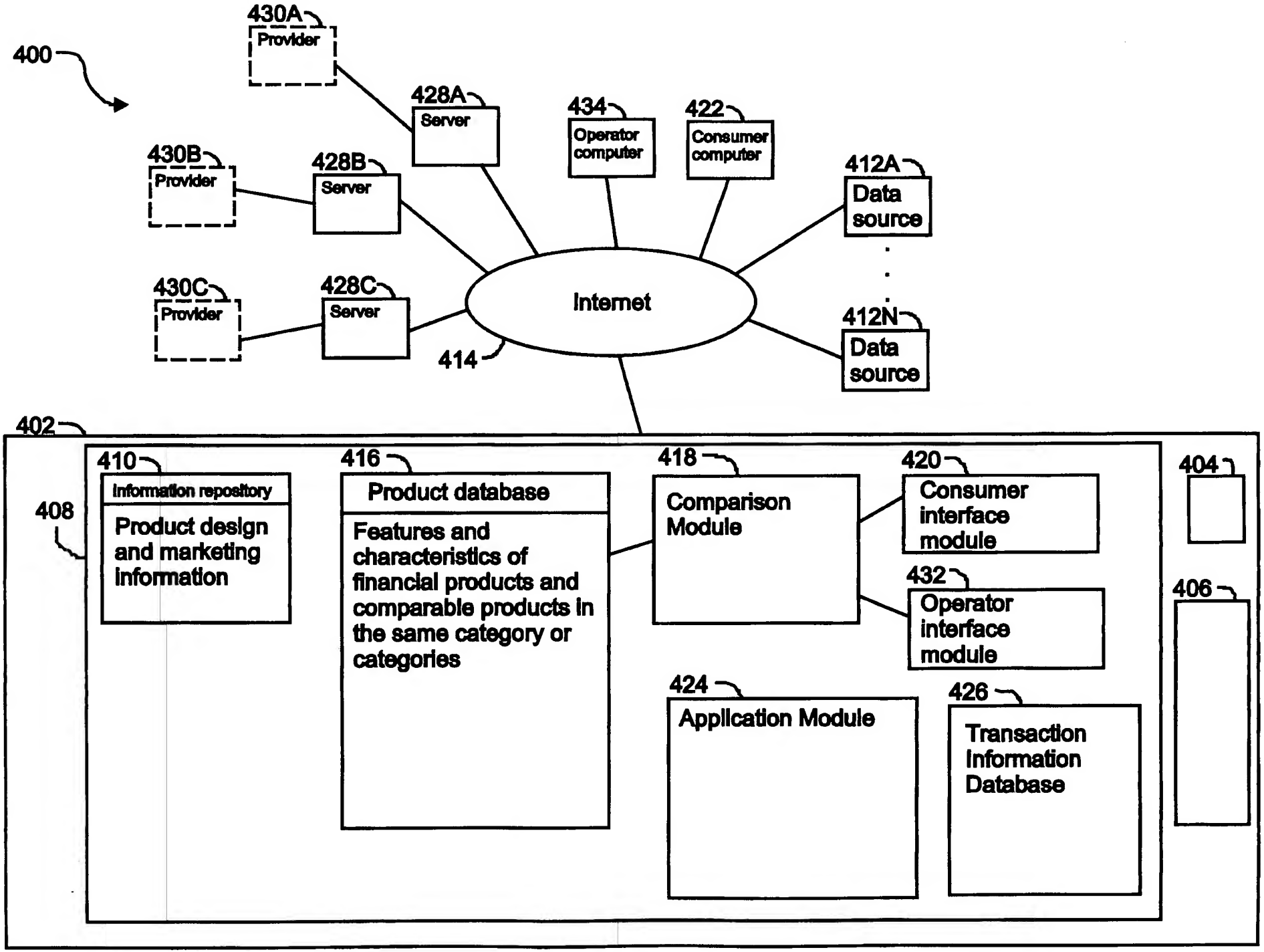
400
430A
Provider
428A
Server
434
Operator computer
422
Consumer computer
412A
Data source
430B
Provider
428B
Server
430C
Provider
428C
Server
Internet
414
412N
Data source
402
410
Information repository
Product design and marketing information
408
416
Product database
Features and characteristics of financial products and comparable products in the same category or categories
418
Comparison Module
420
Consumer interface module
432
Operator interface module
424
Application Module
426
Transaction Information Database
404
406

Fig. 4

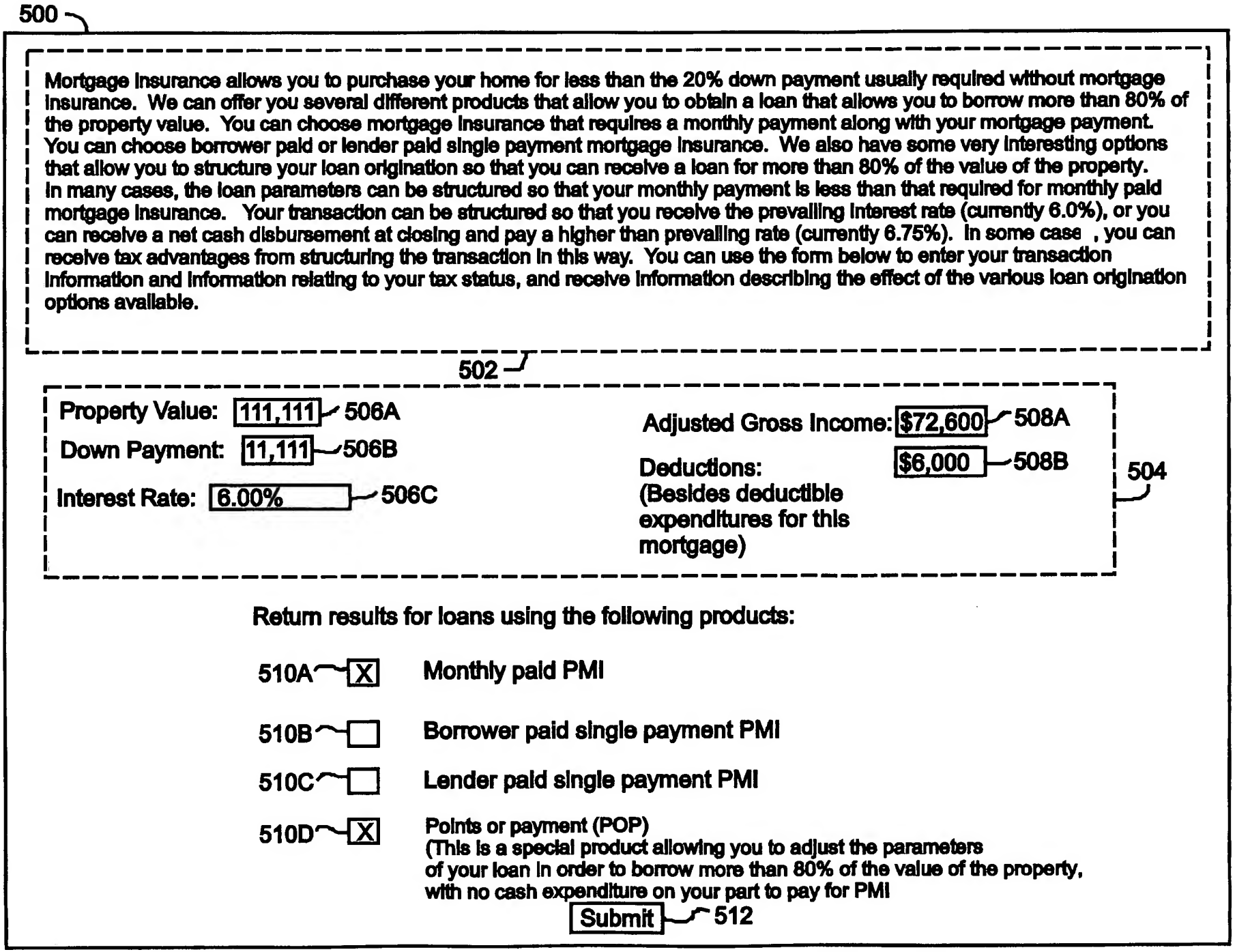
500
Mortgage Insurance allows you to purchase your home for less than the 20% down payment usually required without mortgage insurance. We can offer you several different products that allow you to obtain a loan that allows you to borrow more than 80% of the property value. You can choose mortgage insurance that requires a monthly payment along with your mortgage payment. You can choose borrower paid or lender paid single payment mortgage insurance. We also have some very interesting options that allow you to structure your loan origination so that you can receive a loan for more than 80% of the value of the property. In many cases, the loan parameters can be structured so that your monthly payment is less than that required for monthly paid mortgage insurance. Your transaction can be structured so that you receive the prevailing interest rate (currently 6.0%), or you can receive a net cash disbursement at closing and pay a higher than prevailing rate (currently 6.75%). In some case , you can receive tax advantages from structuring the transaction in this way. You can use the form below to enter your transaction information and information relating to your tax status, and receive information describing the effect of the various loan origination options available.
502
Property Value: 111,111 506A
Down Payment: 11,111 506B
Interest Rate: 6.00% 506C
Adjusted Gross Income: $72,600 508A
Deductions: $6,000 508B
(Besides deductible expenditures for this mortgage)
504
Return results for loans using the following products:
510A X Monthly paid PMI
510B Borrower paid single payment PMI
510C Lender paid single payment PMI
510D X Points or payment (POP)
(This is a special product allowing you to adjust the parameters of your loan in order to borrow more than 80% of the value of the property, with no cash expenditure on your part to pay for PMI
Submit 512

Fig. 5

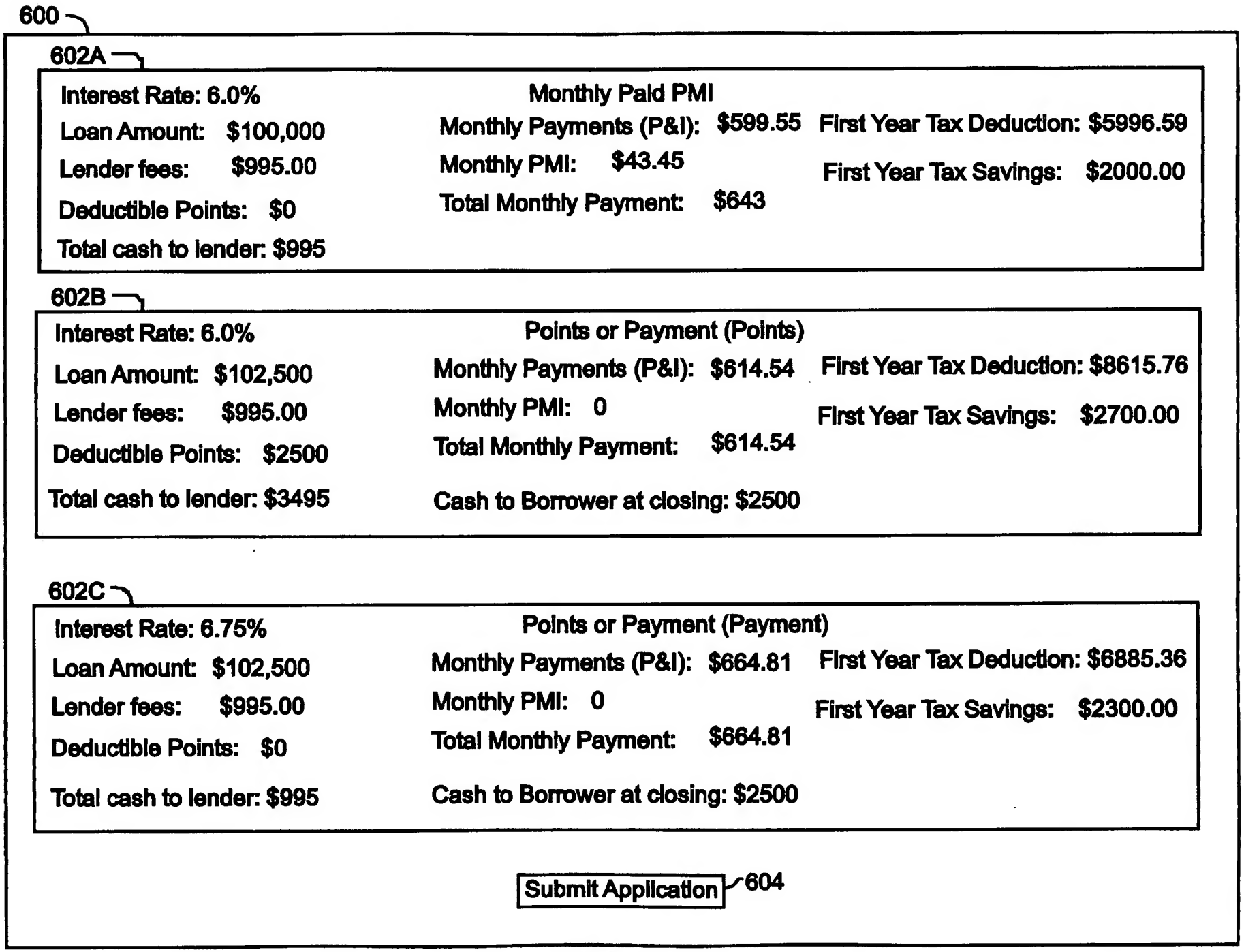
600
602A
Interest Rate: 6.0%
Loan Amount: $100,000
Lender fees: $995.00
Deductible Points: $0
Total cash to lender: $995
Monthly Paid PMI
Monthly Payments (P&I): $599.55
Monthly PMI: $43.45
Total Monthly Payment: $643
First Year Tax Deduction: $5996.59
First Year Tax Savings: $2000.00
602B
Interest Rate: 6.0%
Loan Amount: $102,500
Lender fees: $995.00
Deductible Points: $2500
Total cash to lender: $3495
Points or Payment (Points)
Monthly Payments (P&I): $614.54
Monthly PMI: 0
Total Monthly Payment: $614.54
Cash to Borrower at closing: $2500
First Year Tax Deduction: $8615.76
First Year Tax Savings: $2700.00
602C
Interest Rate: 6.75%
Loan Amount: $102,500
Lender fees: $995.00
Deductible Points: $0
Total cash to lender: $995
Points or Payment (Payment)
Monthly Payments (P&I): $664.81
Monthly PMI: 0
Total Monthly Payment: $664.81
Cash to Borrower at closing: $2500
First Year Tax Deduction: $6885.36
First Year Tax Savings: $2300.00
Submit Application
604

Fig. 6

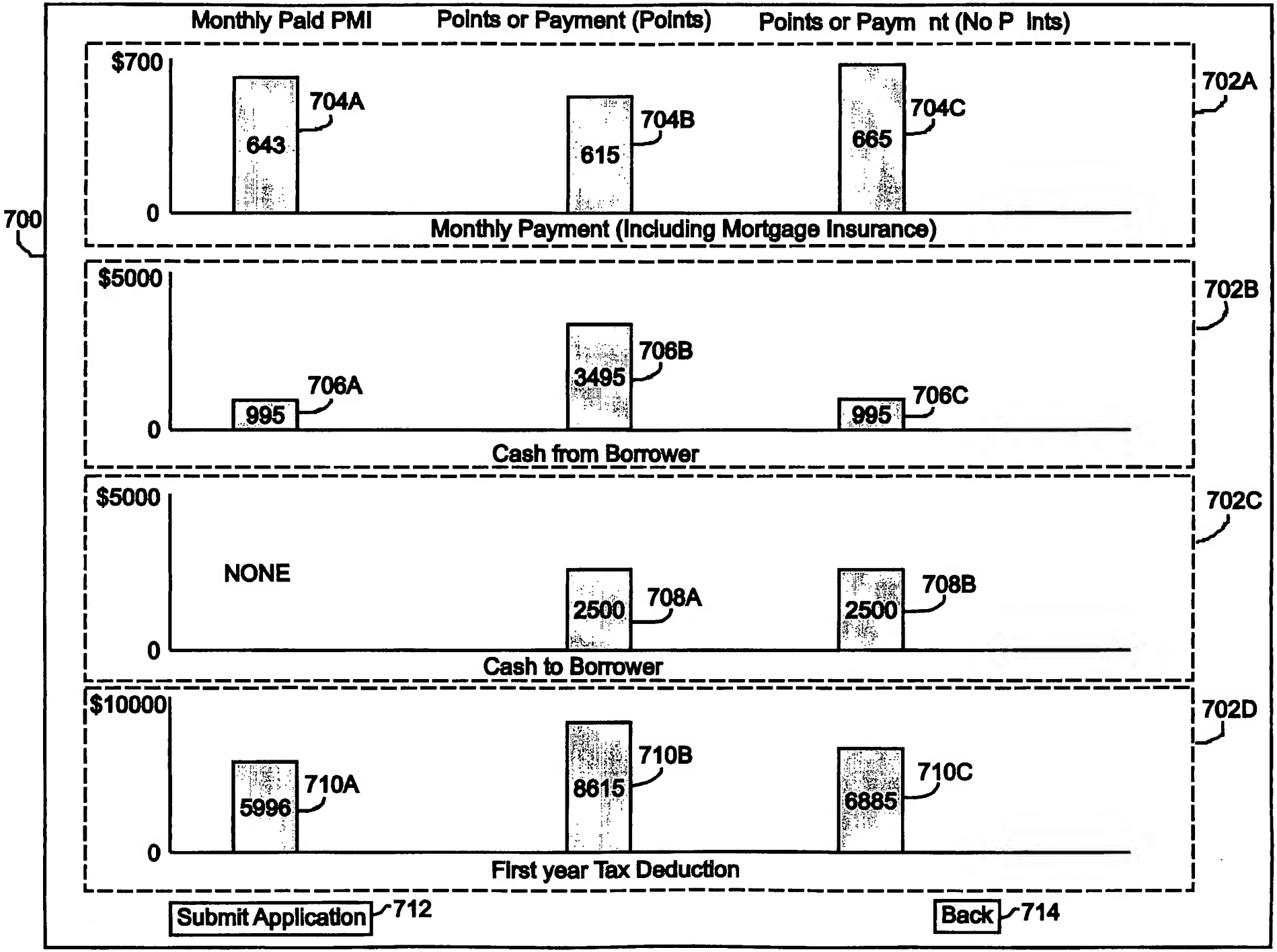
Monthly Paid PMI
Points or Payment (Points)
Points or Paym nt (No P ints)
$700
0
643
704A
615
704B
665
704C
702A
Monthly Payment (Including Mortgage Insurance)
700
$5000
0
995
706A
3495
706B
995
706C
702B
Cash from Borrower
$5000
0
NONE
2500
708A
2500
708B
702C
Cash to Borrower
$10000
0
5996
710A
8615
710B
6885
710C
702D
First year Tax Deduction
Submit Application
712
Back
714

Fig. 7

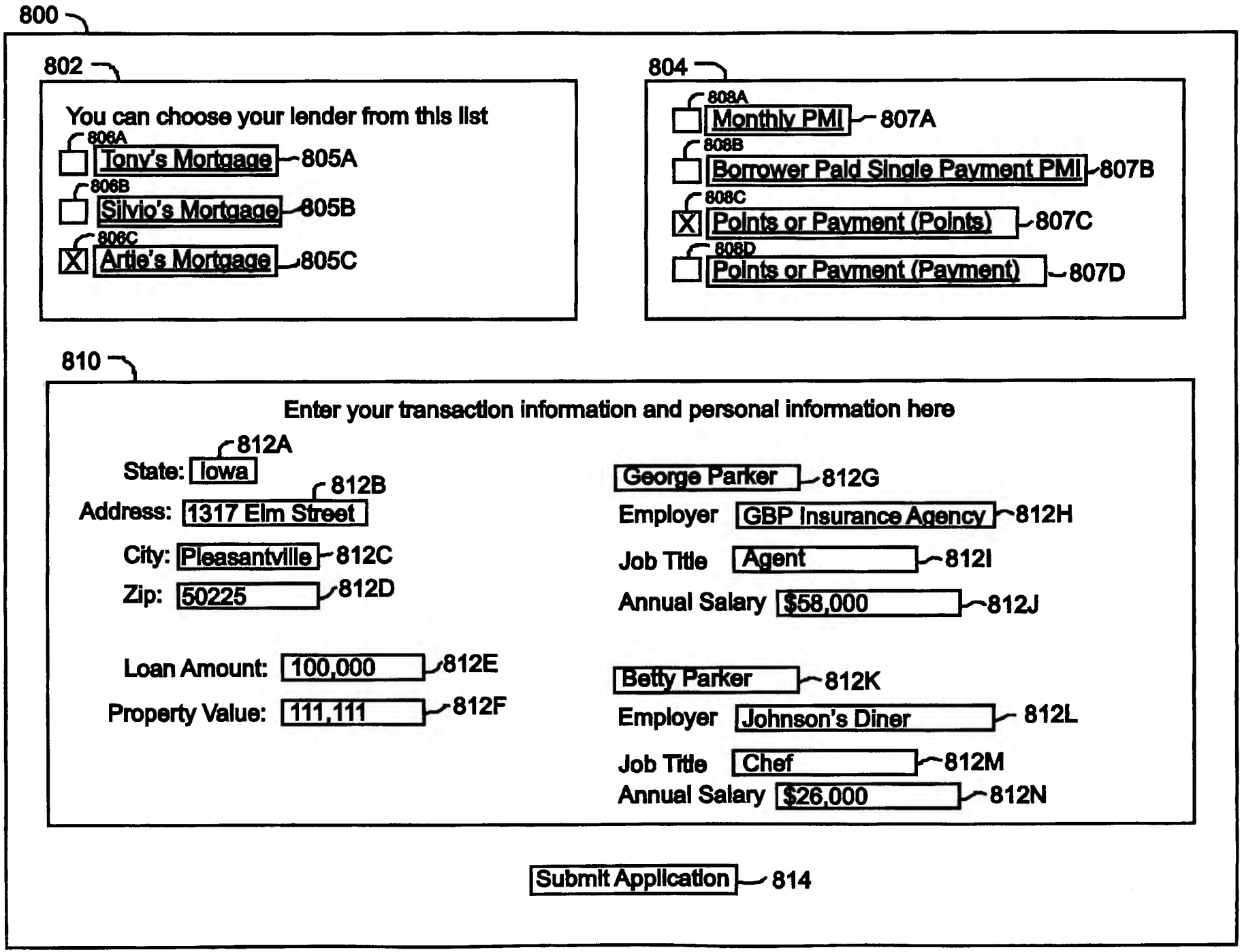
800
802
You can choose your lender from this list
806A
Tony's Mortgage
805A
806B
Silvio's Mortgage
805B
806C
X
Artie's Mortgage
805C
804
808A
Monthly PMI
807A
808B
Borrower Paid Single Payment PMI
807B
808C
X
Points or Payment (Points)
807C
808D
Points or Payment (Payment)
807D
810
Enter your transaction information and personal information here
812A
State: Iowa
812B
Address: 1317 Elm Street
City: Pleasantville
812C
Zip: 50225
812D
Loan Amount: 100,000
812E
Property Value: 111,111
812F
George Parker
812G
Employer GBP Insurance Agency
812H
Job Title Agent
812I
Annual Salary $58,000
812J
Betty Parker
812K
Employer Johnson's Diner
812L
Job Title Chef
812M
Annual Salary $26,000
812N
Submit Application
814

Fig. 8

Fig. 9

900

902

You have chosen to apply for a mortgage with the following details:

Lender: Artie's Mortgage

Mortgage Insurance: Points or Payment (Points)

Loan Amount: $102,500

Monthly Payment: $614.54

Discount Points: $2500
(Financed with $2500
disbursed to borrower)

Property Address:

State: Iowa

Address: 1317 Elm Street

City: Pleasantville

Zip: 50225

Property Value: $111,111

Homeowner Information

George Parker

Employer GBP Insurance Agency

Job Title Agent

Annual Salary $58,000

Betty Parker

Employer Johnson's Diner

Job Title Chef

Annual Salary $26,000

904 Confirm

906 Back

908 Cancel

Click "Confirm" to submit the application. Click "Back" to return to the previous page to change the information.
Click "Cancel" to abandon th application

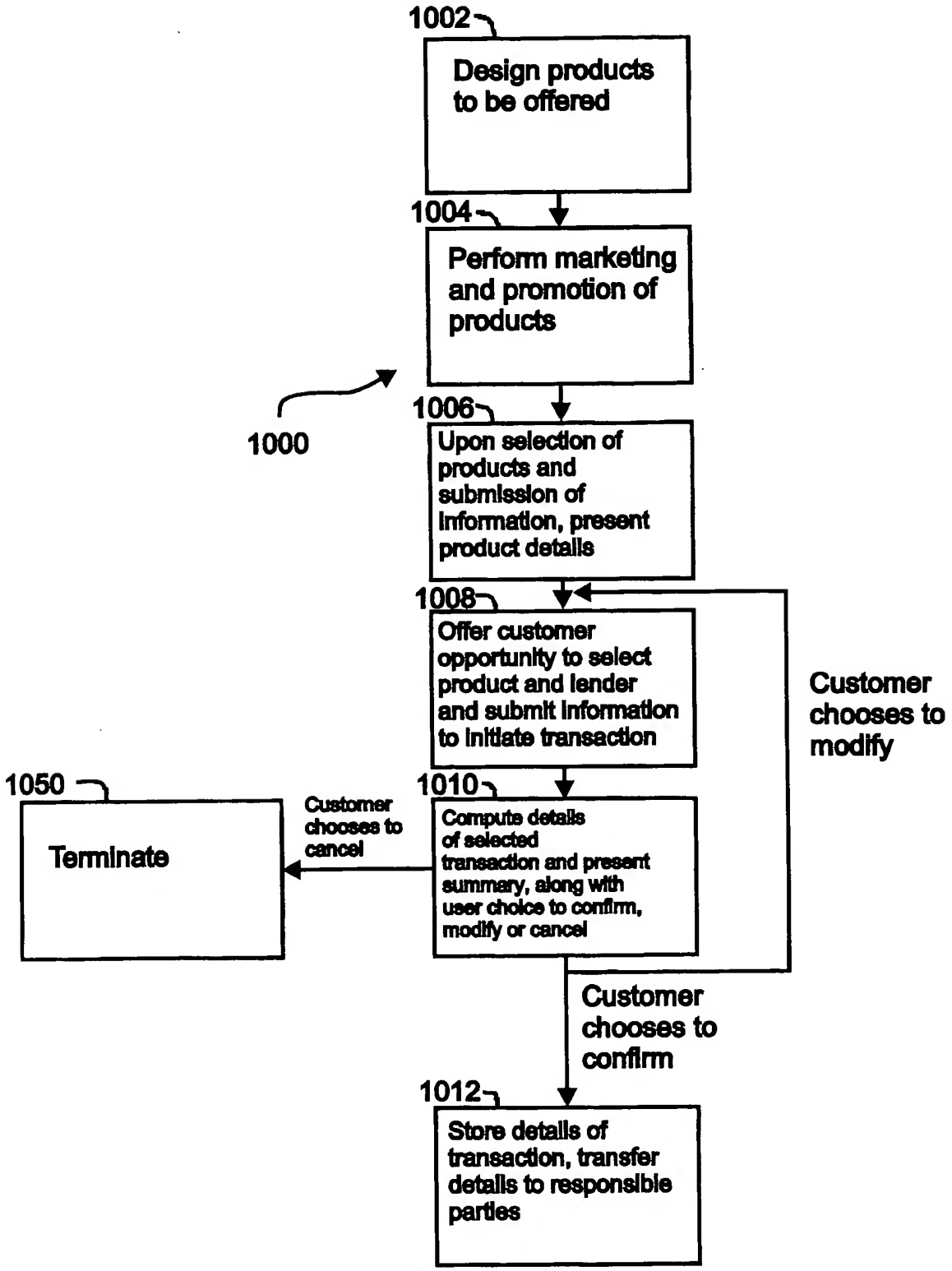
1002
Design products to be offered
1004
Perform marketing and promotion of products
1000
1006
Upon selection of products and submission of information, present product details
1008
Offer customer opportunity to select product and lender and submit information to initiate transaction
Customer chooses to modify
1050
Terminate
Customer chooses to cancel
1010
Compute details of selected transaction and present summary, along with user choice to confirm, modify or cancel
Customer chooses to confirm
1012
Store details of transaction, transfer details to responsible parties

Fig. 10